

CITY OF SANTA BARBARA CITY COUNCIL

Helene Schneider
Mayor
Frank Hotchkiss
Mayor Pro Tempore
Grant House
Ordinance Committee Chair
Dale Francisco
Finance Committee Chair
Cathy Murillo
Randy Rowse
Bendy White



James L. Armstrong
City Administrator

Stephen P. Wiley
City Attorney

City Hall
735 Anacapa Street
<http://www.SantaBarbaraCA.gov>

MARCH 20, 2012 AGENDA

ORDER OF BUSINESS: Regular meetings of the Finance Committee and the Ordinance Committee begin at 12:30 p.m. The regular City Council meeting begins at 2:00 p.m. in the Council Chamber at City Hall.

REPORTS: Copies of the reports relating to agenda items are available for review in the City Clerk's Office, at the Central Library, and <http://www.SantaBarbaraCA.gov>. In accordance with state law requirements, this agenda generally contains only a brief general description of each item of business to be transacted or discussed at the meeting. Should you wish more detailed information regarding any particular agenda item, you are encouraged to obtain a copy of the Council Agenda Report (a "CAR") for that item from either the Clerk's Office, the Reference Desk at the City's Main Library, or online at the City's website (<http://www.SantaBarbaraCA.gov>). Materials related to an item on this agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office located at City Hall, 735 Anacapa Street, Santa Barbara, CA 93101, during normal business hours.

PUBLIC COMMENT: At the beginning of the 2:00 p.m. session of each regular City Council meeting, and at the beginning of each special City Council meeting, any member of the public may address the City Council concerning any item not on the Council's agenda. Any person wishing to make such address should first complete and deliver a "Request to Speak" form prior to the time that public comment is taken up by the City Council. Should City Council business continue into the evening session of a regular City Council meeting at 6:00 p.m., the City Council will allow any member of the public who did not address them during the 2:00 p.m. session to do so. The total amount of time for public comments will be 15 minutes, and no individual speaker may speak for more than 1 minute. The City Council, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond their jurisdiction.

REQUEST TO SPEAK: A member of the public may address the Finance or Ordinance Committee or City Council regarding any scheduled agenda item. Any person wishing to make such address should first complete and deliver a "Request to Speak" form prior to the time that the item is taken up by the Finance or Ordinance Committee or City Council.

CONSENT CALENDAR: The Consent Calendar is comprised of items that will not usually require discussion by the City Council. A Consent Calendar item is open for discussion by the City Council upon request of a Councilmember, City staff, or member of the public. Items on the Consent Calendar may be approved by a single motion. Should you wish to comment on an item listed on the Consent Agenda, after turning in your "Request to Speak" form, you should come forward to speak at the time the Council considers the Consent Calendar.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the City Administrator's Office at 564-5305 or inquire at the City Clerk's Office on the day of the meeting. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

TELEVISION COVERAGE: Each regular City Council meeting is broadcast live in English and Spanish on City TV Channel 18 and rebroadcast in English on Wednesdays and Thursdays at 7:00 p.m. and Saturdays at 9:00 a.m., and in Spanish on Sundays at 4:00 p.m. Each televised Council meeting is closed captioned for the hearing impaired. Check the City TV program guide at www.citytv18.com for rebroadcasts of Finance and Ordinance Committee meetings, and for any changes to the replay schedule.

ORDER OF BUSINESS

2:00 p.m. - City Council Meeting

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CHANGES TO THE AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

1. Subject: Minutes

Recommendation: That Council waive the reading and approve the minutes of the regular meetings of January 17, 2012 (cancelled), and February 14, 2012.

2. Subject: Introduction Of Ordinance For Police Department Annex Office Lease Extension (520.04)

Recommendation: That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving and Authorizing the Chief of Police to Execute an Amendment to the Police Annex Office Lease with LL&A-2, the Owner and Landlord of 222 East Anapamu Street, to Extend the Term of Lease Agreement No. 20,106 for an Initial Term of Five Years, with One Five-Year Option, Effective April 27, 2012.

CONSENT CALENDAR (CONT'D)

3. Subject: Resolution To Apply For Grant Funding For Construction Of Mission Creek Fish Passage Project - Lower Caltrans Channel (540.14)

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Authorizing the Parks and Recreation Director, or Designee, to Apply for Grant Funds of \$775,000 with the California Wildlife Conservation Board for the Mission Creek Fish Passage Project - Lower Channel.

4. Subject: Service Agreement For Maintenance Of Airport Security System (560.04)

Recommendation: That Council find it in the City's best interest to waive the formal bid process, as authorized by Municipal Code 4.52.070 L., and authorize the City's General Services Manager to execute a one-year Service Agreement and issue a purchase order with Building Electronic Controls, Inc. (BEC), in an amount not to exceed \$42,000, to maintain the Airport's Security System.

5. Subject: Contract For Design For Airport Security Operations Center Relocation Project (560.04)

Recommendation: That Council authorize the Public Works Director to execute an agreement with Lenvik Minor Architects in the amount of \$140,312 for design services for the Airport Security Operations Center Relocation Project, and authorize the Public Works Director to approve expenditures of up to \$14,000 for extra services that may result from necessary changes in the scope of work.

6. Subject: Loan Application With California Department Of Boating And Waterways - Marina One (570.03)

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Requesting a \$7.3 Million Loan from the California Department of Boating and Waterways for Phases 5-8 of the Marina One Replacement Project in the Santa Barbara Harbor.

7. Subject: Contract For Design For Corporate Yard Well Replacement Project (540.10)

Recommendation: That Council authorize the Public Works Director to execute a City Professional Services contract with Pueblo Water Resources in the amount of \$81,770 for design services for the Corporate Yard Well Replacement Project, and authorize the Public Works Director to approve expenditures of up to \$8,200 for extra services of Pueblo Water Resources that may result from necessary changes in the scope of work.

CONSENT CALENDAR (CONT'D)

8. Subject: Increase In Construction Change Order Authority For The Fiscal Year 2011 Sidewalk Access Ramp Project (530.04)

Recommendation: That Council authorize an increase in the Public Works Director's Change Order Authority to approve expenditures for extra work by Lash Construction, Inc., for the Fiscal Year 2011 Sidewalk Access Ramp Project, Contract No. 23,836, in the amount of \$11,588.06, for a total project expenditure authority of \$137,808.06.

9. Subject: Cachuma Conservation Release Board Amended Fiscal Year 2012 Budget (540.03)

Recommendation: That Council ratify the amended Fiscal Year 2012 Budget for the Cachuma Conservation Release Board.

10. Subject: Approval Of Change Order Authority For Consulting Services Related To The Financial Management System (FMS) Project (210.01)

Recommendation: That Council approve a Change Order of \$5,117 for Purchase Order No. 022669 to AEF System Consulting, Inc., increasing the total contract from \$103,500 to \$108,617 for continued consulting work on the FMS project.

NOTICES

11. The City Clerk has on Thursday, March 15, 2012, posted this agenda in the Office of the City Clerk, on the City Hall Public Notice Board on the outside balcony of City Hall, and on the Internet.

This concludes the Consent Calendar.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

AIRPORT DEPARTMENT

12. Subject: Airport Master Plan Initiation (560.09)

Recommendation: That Council:

- A. Initiate preparation of a Master Plan for the Santa Barbara Airport; and
- B. Review and accept the Airport Commission's recommended principles to guide the preparation of the Airport Master Plan.

COUNCIL AND STAFF COMMUNICATIONS

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

CLOSED SESSIONS

13. Subject: Conference With Legal Counsel - Pending Litigation (160.03)

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsection (a) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is: Rolland Jacks, et al., v. City Of Santa Barbara, SBSC Case No. 1383959.

Scheduling: Duration, 15 minutes; anytime

Report: None anticipated

(Continued from March 13, 2012, Item No. 20)

14. Subject: Conference With Legal Counsel - Pending Litigation (160.03)

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsection (a) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is: People of the State of California, City of Santa Barbara v. Eastside, Westside, et al., SBSC Case No. 1379826.

Scheduling: Duration, 15 minutes; anytime

Report: None anticipated

(Continued from March 13, 2012, Item No. 21)

15. Subject: Conference with Legal Counsel - Pending Litigation (160.03)

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsection (a) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is Santa Barbara Channelkeeper v. City of Santa Barbara, USDC Case No. CV-1103624 JHN (AGRx).

Scheduling: Duration, 15 minutes; anytime

Report: None anticipated

ADJOURNMENT



CITY OF SANTA BARBARA CITY COUNCIL MINUTES

REGULAR MEETING January 17, 2012 COUNCIL CHAMBER, 735 ANACAPA STREET

The regular meeting of the City Council, scheduled for 2:00 p.m. on January 17, 2012, was cancelled by the Council on November 1, 2011.

The next regular meeting of the City Council is scheduled for January 24, 2012, at 2:00 p.m. in the Council Chamber.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

HELENE SCHNEIDER
MAYOR

ATTEST: _____
SUSAN TSCHECH, CMC
DEPUTY CITY CLERK



CITY OF SANTA BARBARA

CITY COUNCIL MINUTES

REGULAR MEETING

February 14, 2012

COUNCIL CHAMBER, 735 ANACAPA STREET

CALL TO ORDER

Mayor Helene Schneider called the meeting to order at 2:00 p.m. (The Finance Committee met at 12:30 p.m. The Ordinance Committee, which ordinarily meets at 12:30 p.m., did not meet on this date.)

PLEDGE OF ALLEGIANCE

Mayor Schneider.

ROLL CALL

Councilmembers present: Dale Francisco, Frank Hotchkiss, Grant House, Cathy Murillo, Randy Rowse, Bendy White, Mayor Schneider.

Councilmembers absent: None.

Staff present: City Administrator James L. Armstrong, City Attorney Stephen P. Wiley, Deputy City Clerk Susan Tschech.

PUBLIC COMMENT

Speakers: Ron Werft, Cottage Health System; Ruth Wilson; Kenneth Loch; Joy Frank; Manuel Unzueta, Arts Alliance; Carole Lieff; K8 Longstory; Steve Price; Richard Robinson.

ITEM REMOVED FROM CONSENT CALENDAR

8. Subject: Adoption Of An Ordinance For The Rezoning Of 415 Alan Road Parcel B (640.07)

Recommendation: That Council adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Amending Chapter 28.12 (Zone Map) of Title 28 of the Municipal Code Pertaining to the Rezoning of Property at 415 Alan Road - Parcel B.

(Cont'd)

8. (Cont'd)

Motion:

Councilmembers Francisco/House to approve the recommendation;
Ordinance No. 5580.

Vote:

Majority roll call vote (Noes: Councilmember White).

CONSENT CALENDAR (Item Nos. 1 - 7 and 9 - 11)

The titles of the resolutions and ordinances related to the Consent Calendar were read.

Motion:

Councilmembers Francisco/White to approve the Consent Calendar as
recommended.

Vote:

Unanimous roll call vote.

CITY COUNCIL

1. Subject: Minutes

Recommendation: That Council waive the reading and approve the minutes of
the regular meeting of January 24, 2012.

Action: Approved the recommendation.

2. Subject: Designation Of Deputy City Clerk (170.02)

Recommendation: That Council approve the designation of Sarah L. Fox,
Records Technician, to function as a Deputy City Clerk.

Action: Approved the recommendation (February 14, 2012, report from the
Assistant City Administrator/Administrative Services Director).

3. Subject: Agreement For Skofield Park Resident Caretaker (570.05)

Recommendation: That Council authorize the Parks and Recreation Director to
execute a Caretaker Rental Agreement for Skofield Park with Steven Spencer
through February 28, 2013.

Action: Approved the recommendation; Agreement No. 23,993 (February 14,
2012, report from the Parks and Recreation Director).

4. Subject: Update To Records Management Policies And Procedures Manual (160.06)

Recommendation: That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving the City of Santa Barbara Records Management Policies and Procedures Manual, and Rescinding Resolution No. 09-098.

Action: Approved the recommendation; Resolution No. 12-008 (February 14, 2012, report from the Assistant City Administrator/Administrative Services Director; proposed resolution).

5. Subject: Resolution For Licenses For Water Service Meters And Introduction Of Ordinance For Easements On Tunnel Reservoir Property (330.08)

Recommendation: That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Accepting the Private Water Main Construction and Water Meter License Agreement for the Placement, Maintenance, and Reading of Public Water Service Meters, and for All Related Purposes, on Portions of Certain Real Properties Commonly Known as 2825, 2845, 2875, 2885, and 2895 Spyglass Ridge Road, and Authorizing the Public Works Director to Execute Said Agreement with William Pasich, George V. Valois and Sherry R. Valois, Trustees, Carolyn V. Cooper, Trustee, Frederica McKay Thompson, Trustee, and Joel J. Berti and Georgia E. Berti, Trustees, Relating to the Placement of a Private Water System Within Spyglass Ridge Road Located in the County of Santa Barbara; and
- B. Introduce, and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving and Authorizing the Public Works Director to Execute a Certain Private Road Easement Agreement with William Pasich, George V. Valois and Sherry R. Valois, Trustees, Carolyn V. Cooper, Trustee, Frederica McKay Thompson, Trustee, and Joel J. Berti and Georgia E. Berti, Trustees, Granting and Acknowledging Private Easements for the Continuing Use and Maintenance of Spyglass Ridge Road, Including Public Utilities, Located on a Portion of the Tunnel Trail Property, Sometimes Known as Tunnel Reservoir Property, Owned by the City of Santa Barbara, For Ingress and Egress to Properties Located in the County of Santa Barbara Known as 2825, 2845, 2875, 2885 and 2895 Spyglass Ridge Road.

Action: Approved the recommendations; Resolution No. 12-009; Agreement No. 23,994 (February 14, 2012, report from the Public Works Director; proposed resolution and ordinance).

6. Subject: Coastal Resource Enhancement Fund Grant Funds In The Amount Of \$40,000 For The Shoreline Park Safety Improvement Project (570.05)

Recommendation: That Council:

- A. Authorize the Parks and Recreation Director to enter into an agreement with the County of Santa Barbara, in a form acceptable to the City Attorney, to receive Coastal Resource Enhancement Fund (CREF) grant funds; and
- B. Increase appropriations and estimated revenues by \$40,000 in the Fiscal Year 2012 Parks and Recreation Capital Program.

Action: Approved the recommendations; Agreement No. 23,996 (February 14, 2012, report from the Parks and Recreation Director).

7. Subject: Adoption Of Ordinance For Extension Of MOU With Hourly Bargaining Unit (440.02)

Recommendation: That Council adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Extending the Term of the Existing Memorandum Of Understanding Between the City Of Santa Barbara and the Hourly Employees' Bargaining Unit through December 31, 2012.

Action: Approved the recommendation; Ordinance No. 5579.

SUCCESSOR AGENCY

9. Subject: Redevelopment Agency Fiscal Year 2012 Interim Financial Statements For The Six Months Ended December 31, 2011

Recommendation: That Council, acting as the Successor Agency to the City of Santa Barbara Redevelopment Agency, accept the Redevelopment Agency Fiscal Year 2012 Interim Financial Statements for the Six Months Ended December 31, 2011.

Action: Approved the recommendation (February 14, 2012, report from the Fiscal Officer).

NOTICES

10. The City Clerk has on Thursday, February 9, 2012, posted this agenda in the Office of the City Clerk, on the City Hall Public Notice Board on the outside balcony of City Hall, and on the Internet.
11. Received letters of resignation from Building and Fire Code Board of Appeals Member Meg West, and Mosquito and Vector Management District Member David Pritchett; the vacancies will be part of the next City Advisory Group recruitment.

This concluded the Consent Calendar.

REPORT FROM THE FINANCE COMMITTEE

Finance Committee Chair Dale Francisco reported that the Committee met to hear a report and consider Staff recommendations regarding the Fiscal Year 2012 Mid-Year Review. The Committee approved the recommendations and forwarded them to the full Council (Item No. 14 on this agenda).

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

ADMINISTRATIVE SERVICES DEPARTMENT

12. Subject: Special City Election Of June 2012 On Veronica Meadows Specific Plan (Road and Bridge Approval Pursuant To Charter Section 520) (110.03)

Recommendation: That Council find and determine as follows:

- A. An environmental impact report ("2008 Final EIR") was prepared and certified in compliance with the California Environmental Quality Act in connection with the Veronica Meadows Specific Plan Project. The 2008 Final EIR, as duly certified on June 17, 2008, by the City Council (Resolution No. 08-049) is adequate to address a June 2012 City ballot measure seeking voter approval of the Arroyo Burro Road and Bridge aspects of the Veronica Meadows Specific Plan Project as required by City Charter section 520. In accordance with Section 15164 of the state CEQA Guidelines, an Addendum to the Veronica Meadows Specific Plan Project EIR has been prepared to identify the need for voter approval of the bridge across Arroyo Burro Creek and to assess any possible environmental concerns which such voter review and possible approval. Based on this Addendum, the Council finds that a subsequent EIR is not required because the need for voter approval of the road and bridge is a minor change in the Specific Plan Project and, as such, it does not require revisions to the EIR because no new environmental effects would be involved in merely obtaining voter approval or voter rejection of the use of some City undeveloped parkland project for construction of the road and bridge. Further, the Council finds that there would be no change to the severity of potential environmental effects of the Veronica Meadows Project as a result of this ballot measure. Finally, the Council finds that mitigation measures adopted for the Project are still feasible and appropriate and would be unchanged by voter approval. The findings adopted as part of the City Council's prior certification of the EIR are therefore hereby included as part of this Council action as though those findings were fully set forth herein;
- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Calling and Giving Notice of the Holding of a Special Municipal Election to be Held in the City of Santa Barbara on Tuesday, June 5, 2012, for the Submission of a Proposition Measure to the Voters of the City Pursuant to City Charter Section 520 Concerning the Future Use of Certain Undeveloped City Parkland Property;

(Cont'd)

12. (Cont'd)

- C. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Requesting the Board of Supervisors of the County of Santa Barbara to Consolidate a Special Municipal Election to Be Held on June 5, 2012, with the Statewide Primary Election to be Held on that Date Pursuant to Section 10403 of the Elections Code;
- D. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Directing the City Attorney to Prepare an Impartial Analysis of the City Measure to be Placed on the Ballot for the June 5, 2012, Special Municipal Election of the City of Santa Barbara; and
- E. Determine whether the City Council or any individual member(s) of City Council will file an argument regarding the measure and, if so, adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Authorizing the Filing of a Written Argument Regarding a City Measure to be Placed on the Ballot for the June 5, 2012, Special Municipal Election.

Documents:

- February 14, 2012, report from the City Attorney.
- Proposed Resolutions.
- February 13, 2012, letter from Marc Chytilo.

The titles of the resolutions were read.

Speakers:

- Staff: City Clerk Services Manager Cynthia Rodriguez, City Attorney Stephen Wiley, Project Planner Allison De Busk.
- Members of the Public: Mark Lee and Steven Amerikaner, Peak Las Positas Partners; Ana Citrin and Marc Chytilo, Citizens Planning Association and Santa Barbara Urban Creeks Council; Eddie Harris, Santa Barbara Urban Creeks Council.

Motion:

Councilmembers Francisco/Hotchkiss to determine that no member of Council will file an argument regarding the proposed measure (recommendation E) and approve the Applicant's request to submit the ballot argument in support of the measure.

This motion was withdrawn.

Motion:

Councilmembers House/Rowse to waive the Council's right to file a written ballot argument regarding the proposed measure (recommendation E).

Vote:

Unanimous voice vote.

(Cont'd)

12. (Cont'd)

Recess: 3:42 p.m. - 3:49 p.m. Councilmember House returned to the meeting at 3:55 p.m.

Motion:

Councilmembers House/White to revise the ballot label for the proposed measure as follows: "Shall the City Council allow the construction, ~~at no cost to the City,~~ of a public road and bridge on undeveloped City parkland, ~~zoned as an "Undeveloped Park"~~ where ~~the~~ road/bridge have been determined to be: 1. compatible with eventual park use of the land because it provides public access, and 2. accessory to future public use of the Undeveloped Park and the restored portion of is necessary for a housing development, commonly known as Veronica Meadows, and provides public access along Arroyo Burro Creek to be provided at no public expense?"

Vote:

Majority voice vote (Noes: Councilmembers Francisco, Rowse).

Motion:

Councilmembers White/Francisco to approve recommendations A - D with the ballot question as determined by the Council; Resolution Nos. 12-010 - 12-012.

Vote:

Unanimous roll call vote.

COMMUNITY DEVELOPMENT DEPARTMENT

13. Subject: Implementation Of General Plan Interim Policy ER7 For Air Quality Issues (650.05)

Recommendation: That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Regarding the Implementation of the General Plan Interim Policy Regarding Air Quality Issues; and
- B. Direct Staff to meet with the Council Ordinance Committee to consider project specific criteria to implement air quality policies, and return to Council for adoption of additional criteria.

Documents:

- February 14, 2012, report from the Assistant City Administrator/Community Development Director.
- Proposed Resolution.
- PowerPoint presentation prepared and made by Staff.
- February 13, 2012, letter from Westmont College.
- February 14, 2012, email from Delfina Mott.

(Cont'd)

13. (Cont'd)

The title of the resolution was read.

Speakers:

- Staff: City Planner Bettie Weiss, City Attorney Stephen Wiley.
- Members of the Public: Steve Johnson; Lisa Plowman, Westmont College; Delfina Mott; Bryan Murphy.

Motion:

Councilmembers House/White to approve the recommendations;
Resolution No. 12-013.

Vote:

Unanimous roll call vote.

Councilmembers Francisco and House left the meeting at 4:56 p.m.; Councilmember House returned at 5:07 p.m., and Councilmember Francisco returned at 5:08 p.m.

FINANCE DEPARTMENT

14. Subject: Fiscal Year 2012 Mid-Year Review (230.04)

Recommendation: That Council:

- A. Hear a report from staff on the status of revenues and expenditures in relation to budget as of December 31, 2011;
- B. Accept the Fiscal Year 2012 Interim Financial Statements for the Six Months Ended December 31, 2011; and
- C. Approve the proposed mid-year adjustments to Fiscal Year 2012 appropriations and estimated revenues.

Documents:

February 14, 2012, report from the Finance Director.

Speakers:

Staff: Treasury Manager Jill Taura, Accounting Manager Ruby Carrillo.

Motion:

Councilmembers Francisco/Rowse to approve recommendations B and C.

Vote:

Unanimous voice vote.

LIBRARY DEPARTMENT

15. Subject: Re-Opening Eastside Library On Mondays (570.04)

Recommendation: That Council:

- A. Consider a request from Councilmembers Murrillo and White to approve funding to keep the Eastside Library open on Monday afternoons for the remainder of Fiscal Year 2012 and consider funding Monday hours at the Eastside Library in Fiscal Year 2013; and
- B. If approved by Council, authorize an increase in appropriation of \$6,800 to the General Fund Library Department's Fiscal Year 2012 budget, funded from an increase to estimated transient occupancy tax revenues, to cover the increase costs.

Documents:

February 14, 2012, report from the Library Director.

Speakers:

- Staff: City Administrator James Armstrong.
- Members of the Public: Annie McGill, Mike Jordan.

Motion:

Councilmembers White/Murillo to approve recommendation B.

Vote:

Unanimous voice vote.

COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS

Information:

- Councilmember White reported that the Water Commission, at its last meeting, received updates regarding two major water treatment projects, and also reviewed a new fee schedule; he also commented that the Planning Commission recently considered a proposed mixed-use project on the former Turk Hessellund Nursery site.
- Councilmember Murillo mentioned that she had attended the 10th anniversary celebration for the incorporation of the City of Goleta, and she also reported that the Neighborhood Advisory Council had discussed Milpas Street safety at its last meeting.
- Councilmember Hotchkiss commented on the newly-installed photograph exhibit at City Hall.

RECESS

Mayor Schneider recessed the meeting at 5:32 p.m. in order for the Council to reconvene in closed session for Agenda Item Nos. 16 and 17, and she stated there would be no reportable action taken during the closed sessions.

CLOSED SESSIONS

17. Subject: Conference With Legal Counsel - Pending Litigation (160.03)

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsection (a) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is Santa Barbara Channelkeeper v. City of Santa Barbara, USDC Case No. CV-1103624 JHN (AGRx).

Scheduling: Duration, 15 minutes; anytime

Report: None anticipated

Documents:

February 14, 2012, report from the City Attorney.

Time:

5:34 p.m. - 5:55 p.m.

No report made.

16. Subject: Conference With Legal Counsel - Pending Litigation (160.03)

Recommendation: That Council hold a closed session to consider pending litigation pursuant to subsection (a) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is Luke Brost as Trustee for the Luke Brost Living Trust, et al., v. City of Santa Barbara, Case No. 1342979.

Scheduling: Duration, 15 minutes; anytime

Report: None anticipated

Documents:

February 14, 2012, report from the City Attorney.

Time:

5:55 p.m. - 6:18 p.m.

No report made.

ADJOURNMENT

Mayor Schneider adjourned the meeting at 6:18 p.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE

_____ ATTEST: _____	
HELENE SCHNEIDER	SUSAN TSCHECH, CMC
MAYOR	DEPUTY CITY CLERK



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 20, 2012

TO: Mayor and Councilmembers

FROM: Community Services Division, Police Department

SUBJECT: Introduction Of Ordinance For Police Department Annex Office Lease Extension

RECOMMENDATION:

That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving and Authorizing the Chief of Police to Execute an Amendment to the Police Annex Office Lease With LL&A-2, the Owner and Landlord of 222 East Anapamu Street, to Extend the Term of Lease Agreement No. 20,106 for an Initial Term of Five Years, with One Five-Year Option, Effective April 27, 2012.

BACKGROUND:

On December 19, 2000, Council approved lease agreement No. 20,106 with LL&A-2, L.L.C., formerly Fairwood Properties, for the 8,556 square foot Police Annex office building at 222 East Anacapa Street.

On December 7, 2010, Council approved a First Amendment to Lease Agreement No. 20,106, extending the term of the lease for eighteen months (through June 30, 2012) with one eighteen month option to extend. The base rent was \$14,930 (\$1.75 per square foot) plus triple net ("NNN") charges. NNN charges consist of common area maintenance expenses, property tax and Landlord's insurance. The base rent during the option period (July 1, 2012-December 31, 2013) was subject to renegotiation.

DISCUSSION:

In early January 2012, LL&A-2 contacted the Police Department regarding exercising the eighteen month option, and notified the Department that the rent during the option period would increase to \$17,468 (\$2.04 per square foot) plus NNN charges.

Following discussions between staff and Mr. Larson, LLA-2 subsequently agreed to a longer term lease with a lower base rent than initially proposed. A couple of other minor changes were made to the agreement as outlined below:

- **Term:** Five year initial term, with one five-year option to extend;
- **Option Rent:** Base rent is not subject to renegotiation for the option period;
- **Rent:** Base rent of \$15,874 per month (\$1.86 per square foot), commencing July 1, 2012, subject to annual cost of living increases based on the Consumer Price Index (CPI); and
- **CPI cap:** CPI is limited to a maximum of 5% in any one lease year.

All other terms of the lease remain unchanged.

BUDGET INFORMATION:

Sufficient funds for the Police Department Annex Office Lease will be included in the Department's Fiscal Year 2013 recommended budget.

PREPARED BY: Captain Gil Torres

SUBMITTED BY: Camerino Sanchez, Chief of Police

APPROVED BY: City Administrator's Office

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPROVING AND AUTHORIZING THE CHIEF OF POLICE TO EXECUTE AN AMENDMENT TO THE POLICE ANNEX OFFICE LEASE WITH LL&A-2, THE OWNER AND LANDLORD OF 222 EAST ANAPAMU STREET, TO EXTEND THE TERM OF LEASE AGREEMENT NO. 20,106 FOR AN INITIAL TERM OF FIVE YEARS, WITH ONE FIVE-YEAR OPTION, EFFECTIVE APRIL 27, 2012.

THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. In accordance with the provisions of Section 521 of the Charter of the City of Santa Barbara, An Ordinance of the Council of the City of Santa Barbara approving and authorizing the Chief of Police to execute an amendment to the Police Annex Office Lease with LL&A-2, the owner and landlord of 222 East Anapamu street, to extend the term of Lease Agreement No. 20,106 for an initial term of five years, with one five-year option, effective April 27, 2012, is hereby approved.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 20, 2012

TO: Mayor and Councilmembers

FROM: Creeks Division, Parks and Recreation Department

SUBJECT: Resolution To Apply For Grant Funding For Construction Of Mission Creek Fish Passage Project – Lower Caltrans Channel

RECOMMENDATION:

That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara authorizing the Parks and Recreation Director, or Designee, to Apply for Grant Funds of \$775,000 with the California Wildlife Conservation Board for the Mission Creek Fish Passage Project – Lower Channel.

DISCUSSION:

Mission Creek provides the best opportunity for steelhead trout restoration in the City of Santa Barbara. Mission Creek contains high quality spawning and rearing habitat within the stream channels in the mid and upper watershed. Currently, rainbow trout (freshwater version of steelhead trout) live in the upper stream channel and historically Mission Creek supported a healthy steelhead trout population. Over the last ten years there have been frequent sightings of steelhead trout attempting to migrate upstream without success due to barriers within the stream channel.

The large concrete flood control channels along Mission Creek, known as the "CalTrans Channels", are significant barriers to upstream steelhead trout migration. Removing these barriers will help provide access for steelhead trout to 3.9 miles of creek channel, which include two miles of moderate to high quality spawning and rearing habitat. Phase I of the construction, which included fish passage modifications to the upper (.3 mile long) channel was started in August 2011 and will be completed in June 2012. Phase II will involve fish passage modifications to the lower (.8 mile long) channel. Pending available funds, Phase II will be constructed during the summer of 2013.

Because Mission Creek is a seasonal creek, the ability of fish to swim through the constructed passage will be limited to periods of time during rainfall and for short periods of time after the cessation of rainfall when there is sufficient flow in the creek. Although it may be feasible to augment water flows in the creek by making releases of

water from Gibraltar Reservoir, such action would have a significant negative impact to the City's water supplies. No requirement for Gibraltar water releases is contemplated in the construction and maintenance of this project.

Over the last six years, the Creeks Division has worked with the California Department of Fish and Game (CDFG), National Oceanic and Atmospheric Administration (NOAA), Santa Barbara County Flood Control District, Environmental Defense Center, and community members to remove barriers to endangered steelhead trout migration and restore riparian habitat in Mission Creek. The Creeks Division is now reaching out to new partners such as the Wildlife Conservation Board (WCB) in order to successfully complete the important fish passage restoration work on Mission Creek.

The Creeks Division is preparing a grant application to the WCB for Phase II construction. It is anticipated that the application will be considered at the May 2012 Board meeting. WCB requires a Resolution from the City Council as part of the grant application package.

BUDGET/FINANCIAL INFORMATION:

The construction cost estimate for the fish passage modifications to the Lower Caltrans Channel is \$4,200,000. The Creeks Division will be requesting \$775,000 in grant funding through the WCB's Habitat Enhancement and Restoration Program. The remaining amount would be funded with a combination of \$1.7 million in California Department of Fish and Game grant funding, Measure B matching funds, and other private and public grant sources.

SUSTAINABILITY IMPACT:

The purpose of the project is to improve steelhead trout migration in Mission Creek during and shortly after rain events when adequate natural stream flows exist. These efforts will contribute to local, regional, and federal objectives of removing migration barriers for the federally endangered steelhead trout.

PREPARED BY: Cameron Benson, Creeks Restoration/Clean Water Manager

SUBMITTED BY: Nancy L. Rapp, Parks and Recreation Director

APPROVED BY: City Administrator's Office

RESOLUTION NO: _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA AUTHORIZING THE PARKS AND RECREATION DIRECTOR, OR DESIGNEE, TO APPLY FOR GRANT FUNDS OF \$775,000 WITH THE CALIFORNIA WILDLIFE CONSERVATION BOARD FOR THE MISSION CREEK FISH PASSAGE PROJECT – LOWER CHANNEL

WHEREAS, funds were made available to the Wildlife Conservation Board for the enhancement or restoration of fish and wildlife habitat and for the development of public access facilities for hunting, fishing or other wildlife-oriented recreational uses; and

WHEREAS, the City of Santa Barbara intends to construct a fish passage project on Mission Creek at the lower flood control channel.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA AS FOLLOWS:

SECTION 1. The Council approves the Parks and Recreation Director, or designee, of the City of Santa Barbara to file an application for funding from the Wildlife Conservation Board; and

SECTION 2. The Council certifies that said Applicant will comply with all federal, state and local environmental, public health, and other appropriate laws and regulations applicable to the project and will obtain or will ensure that the other project partners obtain all appropriate permits applicable to the project; and

SECTION 3. The Council further commits to the terms and conditions specified in the grant application; and

SECTION 4. The Council appoints the Parks and Recreation Director, or designee, as representative of the City of Santa Barbara to conduct negotiations, execute and submit all documents including, but not limited to, applications, agreements, amendments, payment requests and other documents which may be necessary for the completion of the proposed project.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 20, 2012

TO: Mayor and Councilmembers

FROM: Security Division, Airport Department

SUBJECT: Service Agreement For Maintenance Of Airport Security System

RECOMMENDATION:

That Council find it in the City's best interest to waive the formal bid process, as authorized by Municipal Code 4.52.070 L., and authorize the City's General Services Manager to execute a one-year Service Agreement and issue a purchase order with Building Electronic Controls, Inc. (BEC), in an amount not to exceed \$42,000, to maintain the Airport's Security System.

DISCUSSION:

Background

EMMA Corporation was the successful bidder for the Airline Terminal Project (Bid No. 3556). Under EMMA's contract, Building Electronic Controls, Inc. (BEC) was the security system subcontractor who designed and installed the new Terminal security system as well as the security system for the remainder of the Airport's perimeter gates and the tie-in to the Security Operations Center. The new Airline Terminal portion of the security system includes a one-year warranty; however, the system that was replaced for the remainder of the Airport is not covered by the warranty because existing equipment was retained (card readers, magnetic locks, etc.).

Request to Waive Bid Procedures

It is staff's opinion that it is in the best interest of the City to enter into a contract with BEC for the security system maintenance because of the company's familiarity with the system software and hardware. Generally, equipment maintenance fees tend to equal about 15% of the equipment cost. The maintenance fee proposed by BEC is well within that range.

Proposed Agreement

The proposed agreement will cover maintenance of the Airport's entire security system including all of its components for a one-year period. The Agreement may be extended for one additional year subject to approval of funding by the City Council. The Airline Terminal system will be covered by this agreement once the warranty expires. The Agreement requires BEC to replace the security system components should they fail during normal use or operation, annual testing of covered security components, and provides for a maximum of six-hour emergency response if the problem cannot be resolved by return telephone call.

FUNDING

Funding is available in the Airport Fund's operating budget.

PREPARED BY: Tracy Lincoln, Airport Operations Manager

SUBMITTED BY: Karen Ramsdell, Airport Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 20, 2012

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Contract For Design For Airport Security Operations Center Relocation Project

RECOMMENDATION:

That Council authorize the Public Works Director to execute an agreement with Lenvik Minor Architects in the amount of \$140,312 for design services for the Airport Security Operations Center Relocation Project, and authorize the Public Works Director to approve expenditures of up to \$14,000 for extra services that may result from necessary changes in the scope of work.

DISCUSSION:

The Airport's Security Operations Center (SOC) is a facility where access to the secure portions of the Airport are monitored and controlled. Secure areas include the Airfield (the area inside the barbed wire topped fence) and certain areas of the Terminal building. The SOC is staffed by several employees who monitor the security system's network of cameras and door-controlling magnetic card readers. The SOC is needed to comply with Federal regulations pertaining to Airport security. These same regulations also require the Airport to maintain a back-up SOC in case a problem occurs in the primary SOC.

As a part of the Terminal project, it was planned to have the primary SOC relocated from its former location in Building 120 (the old rental car offices), into the newly restored historic terminal. The functions of the SOC have changed significantly since the Terminal was designed in 2008, and the space allocated for the new SOC in the historic terminal is not adequate for current operational needs.

The primary SOC facility and function is proposed to be moved from the historic terminal to the Airport Administration Building. The Administration Building would house the new SOC in the west wing, a 2,000 square foot area currently occupied by a tenant (Civil Air Patrol) and the Airport Operations division.

The project will involve the interior remodel of the west wing space to accommodate the relocated SOC and other office functions that will be displaced by the work. The work will include demolition of existing interior walls and mechanical and electrical infrastructure. New interior walls based on a new floor plan scheme will be constructed along with typical electrical, mechanical, and security related systems and equipment.

DESIGN PHASE CONSULTANT ENGINEERING SERVICES

Staff recommends that Council authorize the Public Works Director to execute an agreement with Lenvik Minor Architects in the amount of \$140,312 for design services including permits and construction documents. Lenvik Minor Architects was selected as part of a Request for Proposals process.

FUNDING

There are sufficient funds for the project in the Airport Capital Fund.

The following summarizes all estimated total Project costs:

ESTIMATED TOTAL PROJECT COST

Design (by Agreement)	\$140,312
Estimated Construction Contract w/Change Order Allowance	\$575,000
Estimated Construction Management/Inspection (by Contract or City)	\$45,000
<i>Subtotal</i>	\$620,000
TOTAL PROJECT COST	\$760,312

PREPARED BY: Pat Kelly, Assistant Public Works Director/City Engineer/OT/sk

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 20, 2012

TO: Mayor and Councilmembers

FROM: Facilities Division, Waterfront Department

SUBJECT: Loan Application With California Department Of Boating And Waterways – Marina One

RECOMMENDATION:

That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Requesting a \$7.3 Million Loan from the California Department of Boating and Waterways for Phases 5-8 of the Marina One Replacement Project in the Santa Barbara Harbor.

DISCUSSION:

Marina One is Santa Barbara Harbor's largest marina providing slips for 592 vessels. Slip sizes vary from 25' to 60' with several end ties capable of accommodating much larger vessels. The majority of Marina One was reconfigured and constructed in the 1970s using a concrete docking system creating A – P fingers and a floating restroom structure. All docks are secured with concrete piles. The docks are designed to accommodate four vessels between fingers with wooden mooring piles available to secure the vessels.

The Waterfront Department obtained an engineer's analysis in 2006 concluding that the docking system, although not yet failing, should be replaced systematically. A conceptual design was developed outlining replacement of A through P fingers in 10 Phases. With the first four phases complete, staff believes Marina One can be replaced in eight phases.

Staff has obtained a total of \$7.2 million in loans from the California Department of Boating and Waterways (DBAW) since 2009. Construction of Phases 1 – 3 including replacement of the utilities, main headwalk, N, O, and P fingers have now been completed. Phase 4, the replacement of L and M fingers, is scheduled for construction during the winter of 2012/2013. Completion of Phase 4 will result in the complete draw down of the current \$7.2 million loan.

Construction of Phases 1 – 4 has provided a reliable baseline for estimating the cost of future phases. Based on bids and completed work, staff has estimated the cost of replacing the remainder of Marina One, A through K fingers, including design, construction, inspection, and construction management at \$7.3 million. With the existing loan funds completely expended, Waterfront Department staff seeks City Council authorization to apply for an additional loan of \$7.3 million from DBAW to complete phases 5-8.

BUDGET/FINANCIAL INFORMATION:

The first four phases of construction funded by the DBAW loan and associated debt service have been factored into the Waterfront Department's six-year cash flow model. The debt service associated with an additional \$7.3 million loan was also included in the Department's six-year cash flow model, which indicates that the Department can pay the debt service and maintain reserves at or above required levels.

The California Department of Boating and Waterways requires a Resolution from the Council requesting the loan to be submitted with the loan application. Council adopted a similar resolution on March 27, 2007, and November 10, 2010, for the original \$7.2 million DBAW loan.

PREPARED BY: Karl Treiberg, Waterfront Facilities Manager

SUBMITTED BY: Scott Riedman, Waterfront Director

APPROVED BY: City Administrator's Office

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SANTA BARBARA REQUESTING A \$7.3 MILLION LOAN
FROM THE CALIFORNIA DEPARTMENT OF BOATING
AND WATERWAYS FOR PHASES 5-8 OF THE MARINA
ONE REPLACEMENT PROJECT IN THE SANTA BARBARA
HARBOR

WHEREAS, the California Department of Boating and Waterways, through its Small Craft Harbor Loan Program, financially supports development and rehabilitation of small craft harbors;

WHEREAS, the City of Santa Barbara's Waterfront Department has begun to replace Marina One using a phased approach to avoid displacing large numbers of slip permittees at any one time;

WHEREAS, the City of Santa Barbara's Waterfront Department has completed Phases 1-3 out of 8 phases of the Marina One Replacement Project with the construction of Phase 4 scheduled for the winter of 2012/2013;

WHEREAS, Construction of Phases 1-4 are funded through a \$7.2 million loan from the Department of Boating and Waterways;

WHEREAS, Construction of Phases 5-8 will complete the Marina One Replacement Project;

WHEREAS, the cost estimate to complete Phases 5-8 of the Marina One Replacement Project is \$7.3 million; and

WHEREAS, the City of Santa Barbara certifies the loan, if made, will not constitute an indebtedness or a liability contrary to the provisions of Section 18 Article XVI of the California Constitution.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA AS FOLLOWS:

SECTION 1: The Council of the City of Santa Barbara, by adopting this resolution, hereby requests a loan in the amount of \$7,300,000 for the purpose of rebuilding the Marina One "A" through "K" fingers also known as Phases 5-8.

SECTION 2: The City Council authorizes the City Administrator, Waterfront Director, or Finance Director to accept the loan, sign the loan agreement in a form acceptable to the City Attorney, and carry out the intent of this Resolution.

SECTION 3: The project will not be undertaken and the loan funds will not be drawn until California Environmental Quality Act (CEQA) compliance is complete.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 20, 2012

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Contract For Design For Corporate Yard Well Replacement Project

RECOMMENDATION:

That Council authorize the Public Works Director to execute a City Professional Services contract with Pueblo Water Resources in the amount of \$81,770 for design services for the Corporate Yard Well Replacement Project, and authorize the Public Works Director to approve expenditures of up to \$8,200 for extra services of Pueblo Water Resources that may result from necessary changes in the scope of work.

DISCUSSION:

BACKGROUND

The Corporate Yard Well was drilled in 1974 to a depth of 675 feet. The well produced approximately 500 gallons per minute during its seasonal use from the 1970's until it was taken out of service in the early 1990's. The well was reactivated for water production and water quality testing purposes in 2003. At that time, the well showed signs of sanding, indicating it needed to be rehabilitated. Considering that water production from the well was not critical at the time to the City's water supply, the rehabilitation effort was postponed and planned to be included in the Ortega Groundwater Treatment Plant (OGTP) Project.

A construction contract for the OGTP Project was awarded in 2011. Recent investigation shows the Corporate Yard Well has failed, and rather than be rehabilitated, it has to be replaced by drilling a new well in the same groundwater basin. The rehabilitation work is now being deleted from the OGTP Project.

PROJECT DESCRIPTION

The Corporation Yard Well Replacement Project (Well Project) will abandon the failed Corporate Yard Well, and will locate and drill a new well to replace water production that has been lost by the failure of the existing well.

Staff submitted requests for proposals to qualified firms for design services associated with the Well Project and received four proposals. Staff interviewed the four firms and recommends Pueblo Water Resources (Pueblo) as being best suited to perform the required work. Staff recommends that Council authorize the Public Works Director to execute a contract with Pueblo in the amount of \$81,770 and authorize the Public Works Director to approve expenditures of up to \$8,200 for extra services for a total of \$89,970. The scope of Pueblo's work includes abandoning the existing well, performing a well-siting study, providing permitting assistance, preparation of construction documents, and assistance during the bidding phase. Staff anticipates returning to Council for award of additional contracts for construction and inspection of the Well Project, and for future well head and utility improvements.

COMMUNITY OUTREACH

Community outreach will be an important element of the Well Project. Informational project notices will be mailed two to three months ahead of construction to alert residents and homeowners of the pending work. During construction, door hangers will be distributed to residences directly impacted by the construction project.

FUNDING

The following summarizes all estimated total Well Project costs:

ESTIMATED TOTAL PROJECT COST	
Design (by Contract)	\$89,970
Other Design Costs - City staff, Environmental (Assessments, etc.)	\$27,000
Subtotal	\$116,970
Estimated Construction Costs	\$1,200,000
Subtotal	\$1,200,000
TOTAL PROJECT COST	\$1,316,970

There are sufficient funds in the Water Capital Fund to cover these costs.

PREPARED BY: Joshua Haggmark, Principal Civil Engineer/CW/sk

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 20, 2012

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Increase In Construction Change Order Authority For The Fiscal Year 2011 Sidewalk Access Ramp Project

RECOMMENDATION:

That Council authorize an increase in the Public Works Director's Change Order Authority to approve expenditures for extra work by Lash Construction, Inc., for the Fiscal Year 2011 Sidewalk Access Ramp Project, Contract No. 23,836, in the amount of \$11,588.06, for a total project expenditure authority of \$137,808.06.

DISCUSSION:

BACKGROUND

The Fiscal Year 2011 Sidewalk Access Ramp Project (Project) consisted of installing ten sidewalk access ramps, eight of which completed three priority pedestrian corridors that had been established through coordination between Public Works Staff and the Access Advisory Committee. These included one ramp on the De La Vina Street Corridor, one ramp on the Modoc Road Corridor, and six ramps on the Coast Village Road Corridor. The remaining two ramps are located at the intersection of Quinto Street and Orella Street, in close proximity to Cottage Rehabilitation Hospital.

On July 12, 2011, Council awarded the Project construction contract to Lash Construction, Inc., in the amount of \$111,220, and authorized expenditures for extra work in the amount of \$15,000.

CURRENT STATUS

The work covered by the change order request falls into two categories, unforeseen conditions and concealed changes in quantities. The work relating to unforeseen conditions was located on Coast Village Road, Calle Laureles, Quinto Street, and Modoc Road, and was required to complete the original scope of the Project. The approved amount of this change order work is \$7,658. The concealed changes in

quantities work required removal of unsuitable soils, replacement of additional thickness of concrete and asphalt hardscape, and replacement of a larger area of the sidewalk and street to meet adjacent existing improvements. The difference in cost between estimated bid quantities and actual quantities measured for payment resulted in an additional cost of \$18,930. The total overall change order costs are \$26,588. This amount exceeded the change order authorization by \$11,588, for a total project expenditure of \$137,808.

Pedestrian access ramp projects have a high level of change order risk, relative to the overall contract amount, because the small scope of work at multiple sites does not justify the expense of soils reports, potholing to determine pavement thickness, and extensive survey data as would be done on a large scale project. For example, even small variations in surface improvements, typically not measured by spot survey, result in changes needed to satisfy the tight slope tolerances mandated by the Americans with Disabilities Act. City staff have experienced that overall design cost increased significantly with additional up front effort to identify the factors that affect quantities, and this effort did not reduce the final construction costs.

To manage these project types, extra engineering effort is required during construction to facilitate a quality finished product. These project types use bid quantities so most changes are at bid rates. Staff developed an accounting management spreadsheet for tracking payment quantities versus bid quantities and for forecasting remaining quantities to better determine when a project would exceed the approved budget. In addition, the directed change order work was limited to only items deemed absolutely necessary to complete the original scope of the work, in order to leave the largest cushion available for future changes. This analysis predicted that total construction costs would be close to the expenditure authority; however, the ramps that began construction near the end of the project were the most problematic with the largest changed conditions. This request will be the final encumbrance to complete the project.

BUDGET/FINANCIAL INFORMATION:

FUNDING

The following summarizes the additional expenditures recommended in this report:

CONSTRUCTION CONTRACT FUNDING SUMMARY

	Base Contract	Change Order	Total
Initial Contract Amount	\$111,220	\$15,000	\$126,220
Proposed Increase	-0-	\$11,588	\$11,588
Totals	\$111,220	\$26,588	\$137,808

The following summarizes all Project design costs, construction contract funding, and other Project costs.

ESTIMATED TOTAL PROJECT COST

Design	\$18,000
Construction Contract	\$111,220
Construction Change Order Allowance	\$26,588
Construction Management/Inspection (by City Staff)	\$33,013
Construction Subtotal	\$170,821
Project Total	\$188,821*

**Cents have been rounded to the nearest dollar in this table.*

There are sufficient funds in the Streets Fund to cover the extra work item.

SUSTAINABILITY IMPACT:

The Project will improve the safety and accessibility for pedestrians throughout the City. Therefore, this Project will contribute to the City's sustainability goals by encouraging more people to walk along these corridors, reducing energy consumption, and air pollution.

PREPARED BY: Barbara Salvini, Principal Civil Engineer/KY/mj

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 20, 2012

TO: Mayor and Councilmembers

FROM: Water Resources Division, Public Works Department

SUBJECT: Cachuma Conservation Release Board Amended Fiscal Year 2012 Budget

RECOMMENDATION:

That Council ratify the amended Fiscal Year 2012 Budget for the Cachuma Conservation Release Board.

DISCUSSION:

Cachuma Conservation Release Board (CCRB) is a joint powers agency formed by the City of Santa Barbara, Goleta Water District, and the Montecito Water District. CCRB was established to represent its members in protecting their Cachuma Project water rights and other related interests. CCRB's activities are funded by its members.

The Cachuma Project was constructed by the U.S. Bureau of Reclamation during the early 1950's to provide a reliable water supply for the South Coast of Santa Barbara County and a portion of the Santa Ynez Valley. Since that time, the Cachuma Project has operated in accordance with a series of water rights orders issued by the State Water Resources Control Board (State Board). Since 2003, the State Board has been in the administrative process of revising the current water rights order and has been drafting an Environmental Impact Report (EIR). In January 2012, the State Board issued a notice scheduling a hearing to decide whether to enter the Final EIR on this matter into the administrative record for the Cachuma Project.

CCRB has been closely involved in all facets of the water rights order process and will provide expert testimony at this hearing. At the time that the fiscal year 2012 budget was developed it was unclear whether there would be any formal action on this issue during the fiscal year. Consequently, funding for the expert testimony was not included in the budget. On March 8, 2012, the CCRB voted to amend the budget to include funds for this expert testimony. The CCRB budget must be ratified by all of the member agencies.

BUDGET/FINANCIAL INFORMATION:

The budget adjustment will increase the City's contribution to CCRB by \$81,727. There are adequate funds in the Fiscal Year 2012 Water Fund operating budget to cover this expense.

ATTACHMENT: Cachuma Conservation Release Board Final Budget Fiscal Year 2011-12

PREPARED BY: Rebecca Bjork, Water Resources Manager

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office

Cachuma Conservation Release Board

Final Budget

FY 2011 - 2012

BUDGET ADJUSTMENT REVISED 3/8/2012

Account Number	Account Name	Final Budget
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GENERAL & ADMINISTRATIVE

		11.58%	88.42%	100.00%
5050	Office lease	0	12,000	12,000
5100	Audit	0	3,000	3,000
5200	Liability Insurance	0	5,000	5,000
5201	Workers Comp. Ins.	0	550	550
5260	FICA/Medicare	0	4,590	4,590
5301	Manager Salary	0	60,000	60,000
5304	Administrative Support	0	3,000	3,000
5312	Misc. Admin. Exp.	0	3,000	3,000
5313	Communications/Computer	0	6,000	6,000
5316	Admin Fixed Assets	0	10,000	10,000
5330	Admin. Travel	0	5,000	5,000
5332	Transportation	0	500	500
7000	Legal	0	160,000	160,000
TOTAL GENERAL & ADMINISTRATIVE		0	272,640	272,640

CONSULTANT ACTIVITIES

6001	BO Reconsultation Activities	21,249	118,251	139,500
7200	SWRCB Proceedings Support	29,494	325,415	354,909
TOTAL CONSULTANT ACTIVITIES		50,743	443,666	494,409

TOTAL	50,743	716,306	767,049
Less FY 2010-11 Unexpended Funds		(81,127)	(81,127)
TOTAL BUDGET	50,743	635,179	685,922

CCRB COST ALLOCATION

MEMBER UNIT	PERCENT %	ORIG BDGT	ADJUSTMENT	REV BDGT
Goleta Water District	46.03%	200,357	92,023	292,380
City of Santa Barbara	40.88%	177,917	81,727	259,645
Montecito Water District	13.09%	56,984	26,170	83,154
TOTAL	100.00%	435,259	199,920	635,179

Quarterly Assessments	Quarterly^{2,4}	Spec Assmt^{3,4}
Goleta Water District	50,089	92,023
City of Santa Barbara	44,479	81,727
Montecito Water District	14,246	26,170
TOTAL	108,815	199,920

Notes:

1. This budget is solely reflective of CCRB's (GWD, City of SB and MWD) participation in the projected activities to support the Cachuma water rights hearing proceedings and BO reconsultation. It is anticipated that ID1 will pay 11.58% of the consultants costs as illustrated.

CCRB will contract with Cardno-Entrix and HDR. ID#1 will contract with Stetson Engineers and Hanson Environmental.

2. The FY 2011-12 Budget as of 7/27/11 was a total of \$435,259. The budget adjustment approved 3/8/12 increased the total budget to \$635,179. CCRB member units will be assessed quarterly for the original 7/27/11 budget amount.

3. The budget increase of \$199,920 will be assessed as needed for expenses associated with the State Water Board EIR hearing in Board approved phases.

4. The 4th quarter regular budget assessment will be combined with the first assessment for the budget adjustment for the State Board EIR hearing

Cachuma Conservation Release Board
General & Administrative Expenses

Final Budget

FY 2011 - 2012

BUDGET ADJUSTMENT REVISED 3/8/2012

<i>Account Number</i>	<i>Account Name</i>	<i>Final Budget</i>	<i>Description</i>
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GENERAL AND ADMINSTRATIVE EXPENSES

5050	Office lease	12,000	Office space apprx. 500 sq. ft.
5100	Audit	3,000	CCRB Financial audit
5200	Liability Insurance	5,000	G/L Insurance
5201	Workers Comp. Ins.	550	Payroll Driven
5260	FICA / Medicare	4,590	Payroll Driven
5301	Manager Salary	60,000	Salary
5304	Administrative Support	3,000	Bookkeeper
5312	Misc. Admin. Exp.	3,000	Ofc Supplies/Postage/Equip Lease/Misc/cleaning
5313	Communications/Computer	6,000	Ofc Phone/Internet/Cell phone/Conf Svc
5316	Admin Fixed Assets	10,000	Computer Equipment / Ofc Furniture
5330	Admin. Travel & Conferences	5,000	Meetings
5332	Transportation	500	Mileage Reimbursement
7000	Legal	160,000	Legal Services

Total General and Administrative

272,640

Cachuma Conservation Release Board
Consultants Activities

Final Budget

FY 2011 - 2012

BUDGET ADJUSTMENT REVISED 3/8/2

Account Number	Account Name	Totals	Description
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CONSULTANTS ACTIVITIES

6001	Biological Opinion Reconsultation Activit	100.00%	11.58%	88.42%	
	Cardno-Entrix	94,500	12,564	81,936	BO Reconsultation/BA Prep
	Stetson Engineers	25,000	4,053	20,947	BO Reconsultation
	Hanson Environmental	15,000	2,895	12,105	BO Reconsultation
	HDR Engineering	5,000	1,737	3,263	BO Reconsultation
		139,500	21,249	118,251	
7200	SWRCB Proceedings Support	100.00%	11.58%	88.42%	
	Cardno-Entrix	88,700	10,271	78,429	SWB EIR Hearing
	Stetson Engineers	49,000	5,674	43,326	SWB EIR Hearing
	Hanson Environmental	60,000	6,948	53,052	SWB EIR Hearing
	HDR Engineering	17,000	1,969	15,031	SWB EIR Hearing
	Other Consultants (to be determined)	40,000	4,632	35,368	SWB EIR Hearing
	Contingency	56,209		56,209	SWB EIR Hearing
	SWRCB - Dept Gen Services	44,000		44,000	SWB EIR Completion
		354,909	29,494	325,415	

Total Consultants Activities	494,409	50,743	443,666
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Note:

1. ID1 does not share in costs for Contingency or SWRCB Dept of General Services

CCRB Proposed FY 2011-12 Budget Adjustment
for SWRCB Cachuma EIR Hearing

Consultant / Attorney	FY 11-12 Budget	Amt Remaining as of 3/1/12	Proposed Revised FY 11-12 Budget	Addl Amt Needed (budget increase)
Cardno Entrix	109,500		183,200	73,700
NMFS Reconsultation and Strategy Meetings Acct 6001	94,500	67,500	94,500	0
SWRCB Proceedings Support Acct 7200	15,000	-5,942	88,700	73,700
Stetson Engineers	40,000		74,000	34,000
NMFS Reconsultation and Strategy Meetings Acct 6001	25,000	9,340	25,000	0
SWRCB Proceedings Support Acct 7200	15,000	11,926	49,000	34,000
Hanson Environmental	25,000		75,000	50,000
NMFS Reconsultation and Strategy Meetings Acct 6001	15,000	9,679	15,000	0
SWRCB Proceedings Support Acct 7200	10,000	-2,246	60,000	50,000
HDR	5,000		22,000	17,000
NMFS Reconsultation and Strategy Meetings Acct 6001	5,000	5,000	5,000	0
SWRCB Proceedings Support Acct 7200	0		17,000	17,000
Downey Brand	125,000		160,000	35,000
Legal Acct 7000	125,000	85,000	160,000	35,000
Potential Other Consultants			40,000	40,000
SWRCB Proceedings Support Acct 7200			40,000	40,000
TOTAL				249,700

CCRB Proposed FY 2011-12 Budget Adjustment
for SWRCB Cachuma EIR Hearing

Proposed Budget Increase				249,700
<i>Less ID1 11.58% share</i>				-24,862
Sub Total				224,838
<i>Plus 25% Contingency</i>				56,209
Sub Total				281,047
<i>Less FY 2010-11 Unexpended Funds</i>				-81,127
TOTAL PROPOSED BUDGET INCREASE				199,920

CCRB Member Unit Cost Allocations for Special Assessment				
Goleta Water District			46.03%	92,023
City of Santa Barbara			40.88%	81,727
Montecito Water District			13.09%	26,170
TOTAL			100.00%	199,920

CCRB Member Unit Cost Allocations 4th Quarter Assessment				
Goleta Water District			46.03%	50,089
City of Santa Barbara			40.88%	44,470
Montecito Water District			13.09%	14,246
TOTAL			100.00%	108,805

CCRB Member Unit Cost Allocations Special Assessment plus 4th Quarter Assessment				
Goleta Water District			46.03%	142,112
City of Santa Barbara			40.88%	126,197
Montecito Water District			13.09%	40,416
TOTAL			100.00%	308,725



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 20, 2012

TO: Mayor and Councilmembers

FROM: Accounting Division, Finance Department

SUBJECT: Approval Of Change Order Authority For Consulting Services
Related To The Financial Management System (FMS) Project

RECOMMENDATION:

That Council approve a Change Order of \$5,117 for Purchase Order No. 022669 to AEF System Consulting, Inc., increasing the total contract from \$103,500 to \$108,617 for continued consulting work on the FMS project.

DISCUSSION:

After eighteen years in operation, the City determined to move forward with the replacement of its FMS in February 2008. The FMS is used by all departments in one form or another to perform their daily functions; including preparing claims for payments, creating purchasing requisitions, and processing personnel action forms. It is also used specifically by the Finance Department to process payroll, issue checks to vendors for payment of goods and services, develop the City's annual budget, and to account for all of the City's assets and financial transactions. To assist in the process of selecting a new FMS, funds were appropriated to hire a consultant; the contract was awarded to AEF System Consulting, Inc. However, in December 2008, the project was suspended due to the economic recession and its significant impact to City finances.

The City has now resumed work on the FMS project. Staff has reviewed the original plan and the work completed, and determined there is a need for additional work by the City's consultant to complete the project. Additional hours are needed to revalidate and update previously completed work on functional requirements, assist in the request for proposal (RFP) process, participate in evaluation of proposals, etc.

AEF System Consulting, Inc. will maintain the same hourly rate as in the original proposal. Based on estimated hours, the contract amount will increase from \$103,500 to \$108,617 (including a \$2,500 contingency).

There are adequate funds in the existing budget for the FMS project to cover the change order.

Council Agenda Report

Approval Of Change Order Authority For Consulting Services Related To The Financial Management System (FMS) Project

March 20, 2012

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PREPARED BY: Ruby Carrillo, Accounting Manager

SUBMITTED BY: Robert Samario, Finance Director

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 20, 2012

TO: Mayor and Councilmembers

FROM: Facilities Planning & Development Division, Airport Department

SUBJECT: Airport Master Plan Initiation

RECOMMENDATION: That Council:

- A. Initiate preparation of a Master Plan for the Santa Barbara Airport; and
- B. Review and accept the Airport Commission's recommended principles to guide the preparation of the Airport Master Plan.

DISCUSSION:

The Federal Aviation Administration (FAA) requires that public airports prepare and update a master plan to guide future development on a 10-15 year planning horizon. The current plan for the Santa Barbara Airport, the Aviation Facilities Plan, was adopted in 2001 and has been built-out. Therefore, the Airport Department must adopt a new Master Plan in order to comply with FAA regulations and remain eligible for Federal funding.

PROJECT DESCRIPTION

The Airport Master Plan will enable the Airport Department to schedule capital projects, pursue FAA funding, and guide tenant development. Projects under consideration include:

- Airfield safety improvements
- Consolidation of general aviation uses north of the main runway
- Consolidation of Terminal parking south of the main runway
- Infrastructure/drainage improvements
- Relocate Master Plan/Specific Plan boundary to Hollister Avenue

After completing an airport inventory and consulting with stakeholders, these projects and others will be designed in greater detail and incorporated in the Master Plan.

REQUIRED APPROVALS

Approximately 120 acres of the Aviation Facilities Zone is currently in the Airport Industrial Area Specific Plan. Including this area between the airfield and Hollister Avenue in the Master Plan area would enable the City to plan aviation uses comprehensively. This would require amendments to the Airport Industrial Specific Plan, the Local Coastal Plan, and the Airport Zoning Ordinance. Planning Commission and City Council will consider these amendments in the Airport Master Plan adoption process.

Additionally the Plan will need to be reviewed and approved by both the Santa Barbara County Airport Land Use Commission and the California Coastal Commission. An updated Airport Layout Plan, a required component of airport master plans, will be submitted to the FAA for approval.

ENVIRONMENTAL REVIEW

The Airport Master Plan is a “project” pursuant to the California Environmental Quality Act (CEQA) and an Environmental Impact Report (EIR) will likely be required for Plan adoption and for any LCP Amendments. Key issues to be addressed in the environmental review process include biology, hydrology, archaeology, transportation, and climate change. The Master Plan is not an “action” pursuant to the National Environmental Policy Act (NEPA), however the Master Plan will include an environmental inventory to facilitate NEPA review of Federally-funded projects.

PROCESS UPDATE AND TIMELINE

City Council awarded a consulting contract to Coffman Associates in September 2011. Coffman Associates and Airport Department staff identified 25 people to participate in the Airport Master Plan Advisory Committee (Committee) representing various interests in the Airport. The Committee attended a kick-off meeting in December to discuss goals and the Master Plan process.

The Draft Airport Master Plan will be prepared over the next 18 months. During this process, staff proposes to hold four public workshops. The first workshop is scheduled for **Wednesday, March 28, 2012 at 6pm at the Airport Administration Building**. Concurrently, the Airport will meet with the Committee to seek input and guidance.

The Draft Airport Master Plan will be distributed for public comment, after which an EIR will be prepared and distributed. Once a Final EIR is prepared, the Airport Master Plan and EIR will be presented to Planning Commission and City Council for review and approval in early 2014.

If required, a Local Coastal Plan Amendment for the Master Plan will then be submitted to the California Coastal Commission for approval and adoption. Staff optimistically anticipates the entire Master Plan process will be completed by 2015.

GUIDING PRINCIPLES

As a critical first step in the process of creating a new Master Plan, Airport stakeholders were invited to participate in an Airport Master Plan Advisory Committee on December 7, 2011. This Committee is advisory to Airport staff and is comprised of various Airport stakeholders including tenants, pilots, representatives of adjacent jurisdictions, Planning Commissioners, and environmental groups. At that meeting, Committee members recommended the adoption of guiding principles that shape and inform the Master Plan from the beginning.

At its regular meeting of January 18, Airport Commission recommended that the City Council adopt the guiding principles (attached). These principles establish a shared framework in which the City, its residents, neighbors, and stakeholders can discuss Master Plan projects from a position of shared understanding.

BUDGET/FINANCIAL INFORMATION:

On September 27, 2011, Council appropriated funds from a Federal Aviation Administration Airport Improvement Grant with local matching share in the amount of \$833,074 for the preparation of an Airport Master Plan. The Plan is being prepared under a Council-approved contract with Coffman Associates.

SUSTAINABILITY IMPACT:

The Airport Master Plan will guide land use at the Santa Barbara Airport consistent with its guiding principles and Plan Santa Barbara.

ATTACHMENT: Guiding Principles of the Santa Barbara Airport Master Plan

PREPARED BY: Andrew Bermond, AICP, Project Planner

SUBMITTED BY: Karen Ramsdell, Airport Director

APPROVED BY: City Administrator's Office

Guiding Principles of the Santa Barbara Airport Master Plan

The City of Santa Barbara embraces the following principles to guide the operations and long-range planning of the Santa Barbara Airport:

- **Safety and Security.**
Provide safe and secure facilities and operating environment for aviators and the general public.
- **Economic Vitality.**
Continue to serve as a vital economic contributor to the region while maintaining the Airport's economic self-sufficiency.
- **Transportation Diversity.**
Provide modern, quality facilities to serve a variety of aviation needs and services. Facilitate ground transportation options for travel to and from the Airport.
- **Community.**
Be a good neighbor by coordinating planning, being responsive to community concerns, and proactive in our environmental stewardship.
- **Sustainability.**
Support sustainable design of airport facilities and the wise use of resources.
- **Environmental Preservation.**
Assess future development as it relates to the Goleta Slough and other sensitive habitats.
- **Cultural Resource Protection.**
Preserve and enhance our archaeological and historic resources.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 20, 2012
TO: Mayor and Councilmembers
FROM: City Attorney's Office
SUBJECT: Conference with Legal Counsel – Pending Litigation

RECOMMENDATION:

That Council hold a closed session to consider pending litigation pursuant to subsection (a) of section 54956.9 of the Government Code and take appropriate action as needed.

The pending litigation is *Rolland Jacks, et al., v. City Of Santa Barbara SBSC Case No. 1383959*.

SCHEDULING: Duration: 15 minutes - Anytime

REPORT: None anticipated

SUBMITTED BY: Stephen P. Wiley, City Attorney

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 20, 2012
TO: Mayor and Councilmembers
FROM: City Attorney's Office
SUBJECT: Conference with Legal Counsel – Pending Litigation

RECOMMENDATION:

That Council hold a closed session to consider pending litigation pursuant to subsection (a) of section 54956.9 of the Government Code and take appropriate action as needed.

The pending litigation is *People of the State of California, City of Santa Barbara v. Eastside, Westside, et al.* SBSC Case No. 1379826.

SCHEDULING: Duration: 15 minutes - Anytime

REPORT: None anticipated

SUBMITTED BY: Stephen P. Wiley, City Attorney

APPROVED BY: City Administrator's Office



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 20, 2012

TO: Mayor and Councilmembers

FROM: City Attorney's Office

SUBJECT: Conference with Legal Counsel – Pending Litigation

RECOMMENDATION:

That Council hold a closed session to consider pending litigation pursuant to subsection (a) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is *Santa Barbara Channelkeeper v. City of Santa Barbara*, USDC Case No. CV-1103624 JHN (AGRx).

SCHEDULING:

Duration, 15 minutes; anytime

REPORT:

None anticipated

SUBMITTED BY: Stephen P. Wiley, City Attorney

APPROVED BY: City Administrator's Office